
VILLAGE BOARD MEETING**From:**

Chad Pelishek, Village Manager

VILLAGE OF HARRISON**Meeting Date:**

August 25, 2026

Title:

Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

Recommended Action:

Motion to recommend denial of the requested zoning map amendment for part of Parcel 40340 from General Agriculture [AG] to Rural Residential [RR], because the requested zoning classification is inconsistent with the current the Village of Harrison Comprehensive Plan, and no comprehensive plan amendment has been recommended or adopted to support the requested rezoning.

Background and Additional Information:**The Plan Commission approved this item.**

The Village of Harrison received applications filed on behalf of property owner Milis Enterprise, LLC for a comprehensive plan amendment and a zoning map amendment on or about June 15, 2026. The zoning map amendment application proposed to rezone part of Parcel 40340 from General Agriculture [AG] to Rural Residential [RR].

At its July 21, 2026 meeting, the Plan Commission considered the applicant's requested comprehensive plan amendment. A motion to recommend approval of the comprehensive plan amendment failed due to lack of a second. As a result, the Plan Commission did not adopt a resolution recommending approval of the comprehensive plan amendment.

Following that action, the Plan Commission did not consider the related zoning map amendment agenda item. Therefore, the Village has not yet acted on the applicant's pending zoning map amendment request.

Wisconsin law prohibits a municipal governing body from amending a comprehensive plan unless an amendment is first approved by its plan commission. The plan commission did not approve the comprehensive plan amendment to change the subject area to Rural Residential.

Wisconsin law also prohibits a municipality from amending its zoning ordinance in a way that would be inconsistent with its comprehensive plan. The Village's comprehensive plan currently classifies parcel 40340 as Agriculture not Rural Residential.

Neither the Plan Commission nor the Village Board can approve a zoning map amendment that would be inconsistent with the Village's comprehensive plan.

Attachments:

- Aerial Map

- Zoning Map
- Future Land Use Map
- Resolution